

Spanish Flat Resort Summary of Values

Cost Approach

FAIR VALUE ESTIMATES

Infrastructure

Paved Roads	\$843,779
Boat Ramp	\$115,367
Drain Culvert, 12"	\$6,722
Drain Culvert, 16"	\$7,464
Drain Culvert, 24"	\$2,572
Drain Culvert, 32"	\$8,274
Drain Culvert, 36"	\$14,375
Sewer Collector, 6"	\$54,410
Sewer Lateral, 4"	\$41,663
Sewer Collector, 4"	\$33,048
Sewer Main, 3"	\$10,009
Sewer Manholes	\$63,142
Water Main 6"	\$240,113
Water Main 2"	\$68,809
Water Main 1"	\$140,192
MH & RV Hook-ups (Full)	\$150,642
MH & RV Hook-ups (Partial)	\$49,189
Shoreline Retaining Walls	\$0
Tent Sites	\$125,735
Street Lighting	\$38,199
Site Improvements	\$232,523

Infrastructure Subtotal	\$2,246,226
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Dock & Fueling Improvements

Marina Shop on Dock	\$17,219
Marina Store on Dock	\$21,980
Fuel Dock	\$27,362
Dock #7	\$330,749
Dock #8	\$278,433
Dock #8A	\$278,433
Fuel Dispensers	\$14,425
2,000 Gallon Gas Tank	\$71,730
1,000 Gallon Gas Tank	\$24,507
Fish cleaning station on bank	\$3,306

Dock & Fueling Improvements Subtotal	\$1,068,144
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Water & Sewage Systems

Water Treatment	\$0
Sewage Treatment	\$0

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Building Improvements

Entry Kiosk	\$3,155
Management Office w/Wood Deck, Landscaping, Pond	\$60,509
Storage Shed	\$4,003
Arcade Building	\$16,581
Mobile Bath/Restroom, Surrounding Site Improvements	\$62,027

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Boat Storage Building w/ 2 Storage Sheds	\$41,192
Bathhouse/Restrooms (4) w/Walkways	\$278,010
Shop Building w/Carport	\$30,224
Store/Restaurant w/Patio, Landscaping	\$144,220
Mobile Home w/Carport, Deck, Landscaping, Fencing	\$106,914
Building Improvements Subtotal	\$746,834
Grand Total	\$4,061,205
